

# \$399,000 - 215 Railway Avenue, Bittern Lake

MLS® #A2232300

**\$399,000**

3 Bedroom, 2.00 Bathroom, 2,097 sqft

Residential on 0.31 Acres

Bittern Lake, Bittern Lake, Alberta

Don't miss this rare opportunity to own a one-of-a-kind home and property. Nestled in the village of Bittern Lake, this exceptional property spans 4-lots and features a charming 2-storey home rich with character plus a spacious 26' x 40' heated shop with a dedicated 100-amp circuit. This sale also includes all the essential tools and equipment needed to maintain your private paradise and bring your garden dreams to life. Step inside the fully fenced yard, where a paving stone path leads to a tranquil pond with a fountain and bench—your very own private oasis. The 2097 sq ft, 3 bedroom, 2 bathroom, 2-storey home exhibits authenticity, showcasing European craftsmanship and old-world character. Inside, you'll find cedar plank ceilings upstairs, built-in cabinetry throughout, and a second-floor kitchen with stunning views of the yard and fields beyond Bittern Lake. Just off the dining room, the large west-facing deck offers the perfect spot to relax and watch breathtaking country sunsets.

Built in 1905

## Essential Information

MLS® #	A2232300
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	2,097
Acres	0.31
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	215 Railway Avenue
Subdivision	Bittern Lake
City	Bittern Lake
County	Camrose County
Province	Alberta
Postal Code	T0C 0L0

### **Amenities**

Parking Spaces	4
Parking	Quad or More Detached

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Basement	None

### **Exterior**

Exterior Features	Courtyard, Garden, Private Yard
Lot Description	Garden, Landscaped, Lawn
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
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Days on Market	32
Zoning	R1

**Listing Details**

Listing Office	Central Agencies Realty Inc.
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